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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned owners in fee simple of the land herein described, hereby declare this Planned Residential Development and dedication to the use of the public forever, whenever public property there is shown on the Planned Residential Development and the use thereof for all public purposes not inconsistent with the use thereof for public roads. We also dedicate to the use of the owners of the lots herein platted forever, all private roads and whatever mutually owned property that is shown on this Planned Residential Development. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this Planned Residential Development in the reasonable original grading of the private and public roads shown hereon, and the right to drain said roads over and across any tract, lot or lots where water might take a natural course after the road is graded, are hereby granted to the public along the public roads and to the owners of the lots along the private roads. Granted hereby is a waiver of all claims for damages against Island County and the homeowners association which may be occasioned to the adjacent land within the Planned Residential Development by the established construction, drainage, and maintenance of said private and public roads.

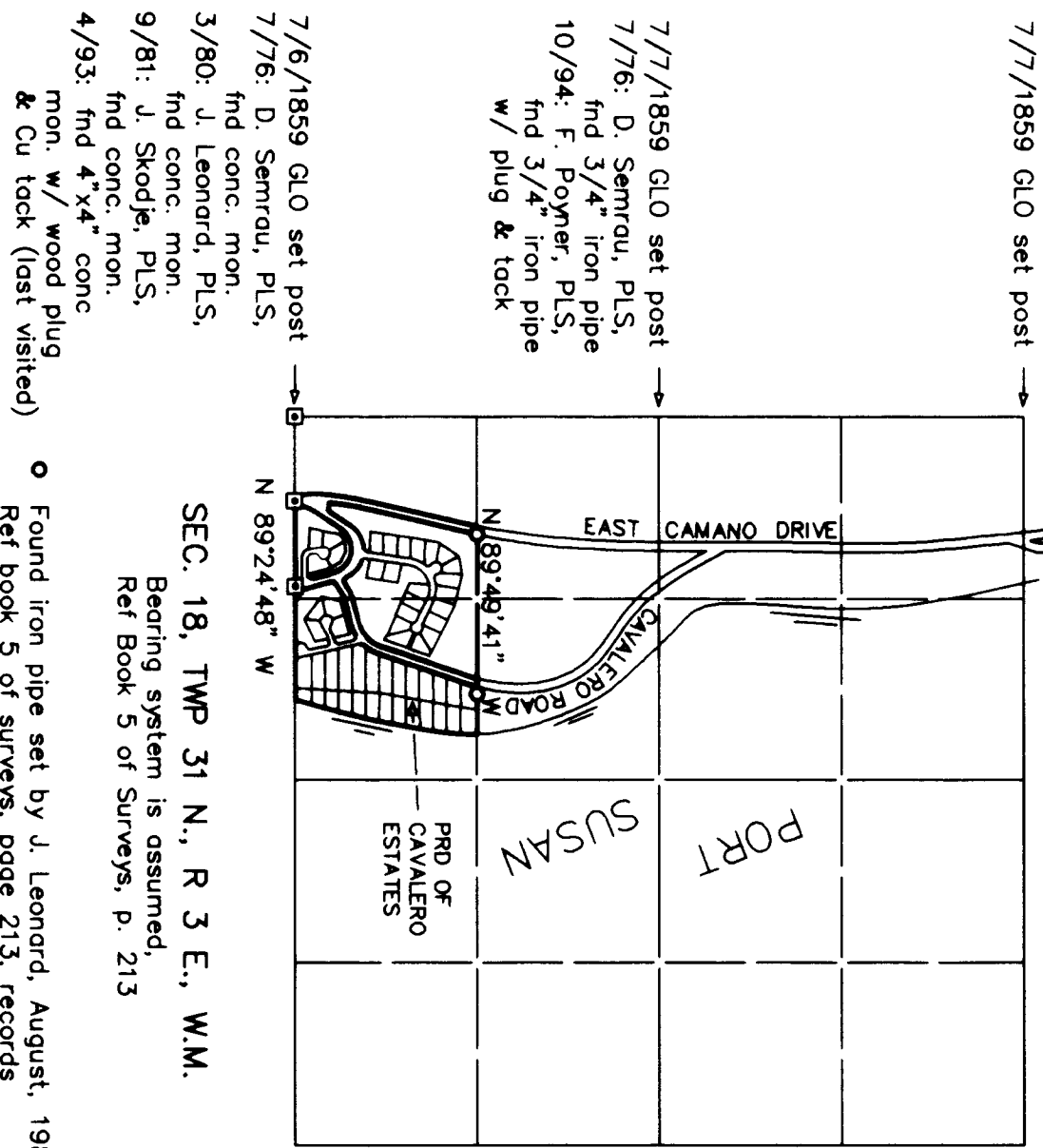
All lots, tracts or parcels of land embraced in this Planned Residential Development are subject to and shall be sold only under the Restrictive and Protective Covenants recorded in Volume 713, page 1442, under Auditor's File No. 96015786, records of Island County, Washington. Tracts A, B, C, D and E are reserved and permanently committed as OPEN SPACE and shall be conveyed to the owners of the lots in this Planned Residential Development as described within the Restrictive and Protective Covenants referenced herein.

PORT SUSAN INVESTMENTS, INC.
Edward S. George
Edward S. George, President

ACKNOWLEDGEMENTS
STATE OF CALIFORNIA, Vol. 1
COUNTY OF SAN DIEGO

I certify that I know or have satisfactory evidence that Edward S. George is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stating that he is authorized to execute the instrument and acknowledge it as President of Port Susan Investments, Inc., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. DATED: Aug 23, 1996

Curtis J. Jendryak
NOTARY PUBLIC in and for the State of California, residing at 1625 E. 1st St., San Diego, CA 92101
My appointment expires 5-7-1999



EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Snohomish County Public Utility District Number One, General Telephone Company of the Northwest, Northland Cable, Camano Water Association, and their respective successors and assigns under and upon a strip 10.00 feet in width, being the exterior 10.00 feet of each lot and each tract and adjoining the County Roads as shown hereon, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and vaults with necessary facilities, and other equipment for the purpose of serving the subdivision and other property with water, electric, telephone, and cable television services, together with the right to enter upon the lots at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by exercise of rights and privileges herein granted.

ALSO an easement is hereby reserved for and granted to the owners of that portion of Reserve C in the Plat of CAMANO COUNTRY CLUB ADDITION, as per plat thereof recorded in Vol. 4 of Plats, page 69, records of Island County, said portion of Reserve C being described in that deed recorded under Aud. File No. 96015786, records of Island County, said easement being over, across and under Orcas Drive (private road) for the purpose of ingress, egress and utilities.

RESTRICTIONS

1. A portion of this property is encumbered by steep slopes (greater than 15% by definition) wetlands, and tributary streams. No grading (clearing, excavation, or filling) is permitted within 100 feet of said areas until such time as an approved Grading Permit, or a waiver therefrom, is obtained from the Island County Engineering Department.
2. No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.
3. Direct vehicular access to and from East Camano Drive is not permitted at Tracts A and B; direct vehicular access to and from Beach Drive and Cavelero Road is restricted to the common easements shown hereon, except for Lots 31 and 32.
4. Approval of this subdivision does not guarantee the issuance of on-site sewage disposal permits or the availability of potable water.
5. Use of water conservation plumbing fixtures and water meters is required.
6. This P.R.D. is subject to the easements, restrictions, etc. as described in the Plat of CAMANO COUNTRY CLUB ADDITION, Vol. 4 of Plats, p. 69, records of Island County, as applied to Reserve A of said plat.
7. All permanent utility systems shall be underground exclusively.
8. Tracts A, B, C, D and E are community areas and designated as open space and are to be left in their undisturbed natural state, except those portions designated as recreational areas, trails, utility facilities, and/or utility easements. The logging of mature timber within the buffer area adjoining East Camano Drive shall not be allowed. This area, and all other open space area shall be retained as undisturbed forest, with the exception of that clearing necessary to provide safe sight distance at the roadway intersections and that clearing which of necessity is associated with the development of the trails and the picnic and play area proposed. The only clearing onsite shall consist of the clearing of the interior lots, Lots 1-28 and the roadways, the picnic/play area, and forest trails approved herein. In addition, trees which are an immediate threat to fall on power lines due to disease or wind damage may be removed after the need for removal is determined by an onsite inspection by the Planning Department with the applicant's consultant. After a Home Owners Association is in place, the removal determination shall be made by the Planning Department and a representative of the Home Owner's Association.
9. The Declarant of this PRD cannot sell Lot 30 until the existing eagle nest is no longer viable as determined by the Washington State Department of Fish and Wildlife; however, the Declarant can sell Lot 30 by consolidation Lot 29 and/or Lot 31 subject to all of the requirements of the Eagle Management Plan.
10. Minimum building setback from the top of the bluff on Lots 29-41 shall be as shown on sheet 2 of 3; minimum building setback on Lots 1 and 20 shall be 68 feet and 73 feet, respectively, as measured from the center of the cul-de-sac; the front setback from all private roads, Cavelero Road, and Beach Drive is 20 feet; the side setback, side setback on corner lots, and setback from open space is 10 feet.
11. Trails are restricted to pedestrian use only; no motorized vehicles allowed, except for maintenance purposes only.
12. A portion of this PRD is subject to a Bald Eagle Management Plan as agreed to by the Declarant and the Washington State Department of Fish and Wildlife; the two nest trees and the perch trees identified in 1988 and remapped in 1993 shall remain standing as shall greater than or equal to 50% of the conifer within 200 feet of the shoreline bluff (Lots 29-41).
13. Lots 29-41 of this PRD shall be prohibited from individual accesses from top of bluff to beach. Lots 1-41 of this PRD shall have walkway easement rights along the path as shown herein on sheet 3 of 3 and shall have beach access rights as described in that instrument recorded May 25, 1994, under Auditor's File No. 93636, records of Island County, Washington.
14. Lots 7 and 8 of this PRD shall be prohibited from installing a solid fence along the lot boundary that adjoins the trail between said Lots 7 and 8.
15. This PRD is limited to 41 lots; no lots shall be further subdivided.
16. Lots 1-8 shall tightline drainage from roofs, footings and driveways to the ditch along the north side of San Juan Drive by gravity or sump pump.

ISLAND COUNTY PARCEL NOS.

R33118, 100-113D
R33118, 100-432140-2040
S8250-00-0000A 0

PLANNED RESIDENTIAL DEVELOPMENT NO. 004/93
A REPLAT OF RESERVE A OF PLAT OF CAMANO COUNTRY CLUB ADDITION, VOL. 4 OF PLATS, PAGE 69 AND A PORTION OF 60'x7' LOT 1, SEC. 18, TWP. 31 N., R. 3 E., W.M.

LAND DESCRIPTION

Planned Residential Development No. 004/93 is a replat of Reserve A of the Plat of CAMANO COUNTRY CLUB ADDITION, according to the plat thereof recorded in Volume 4 of Plats, page 69, records of Island County, Washington and that portion of Government Lot 1 in Section 18, Township 31 North, Range 3 East W.M., lying East of the West right-of-way margin of East Camano Drive, said West right-of-way margin being 30 feet westerly of the centerline of said East Camano Drive.

TOGETHER WITH second class tidelands, situate in front of, adjacent to, and abutting thereon as conveyed by the State of Washington; SUBJECT TO those easements described in those instruments recorded Jan 23, 1953, and Sept 15, 1977, under Auditor's File No.s 88589 and 319816, records of Island County, Washington. EXCEPT rights-of-way for East Camano Drive, Cavelero Road, and Beach Drive. Situate in the County of Island, State of Washington.

LAND SURVEYOR'S CERTIFICATE

I, Robert D. Gray, hereby certify that this map of Planned Residential Development No. 004/93, CAVALERO ESTATES, correctly represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State Survey Recording Act, in the month of July, 1996.

TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 1997.

Maxine R. Souler
Maxine R. Souler, Island County Treasurer
APPROVALS

This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.7, Island County Code, and is hereby approved this 24th day of August, 1996.

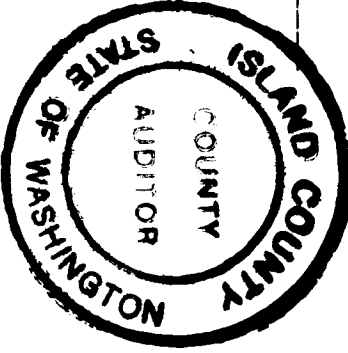
Roy L. Allen
Roy L. Allen, County Engineer

This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.7, Island County Code, and is hereby approved this 25th day of September, 1996.

Vincent J. Moore
Vincent J. Moore, County Planning Director

This Planned Residential Development conforms to the requirements of the Planned Residential Development as established by Chapter 16.7, Island County Code, and is hereby approved this 25th day of September, 1996.

Tom Staughness
Tom Staughness, Chairman
Mike Shelton, member
Wm L. McDowell, member
Art Hyland, County Auditor
Clerk of the Board



CERTIFICATE OF TITLE
Recorded September 9, 1996, in Volume 713, page 1450, under Auditor's File No. 96015784, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of James & Kingma, Inc., of Spokane, 1996, at 18 minutes past 5:26 p.m., and recorded in Volume 713 of PLANNED RESIDENTIAL DEVELOPMENT, page 60, under Auditor's File No. 96015785.

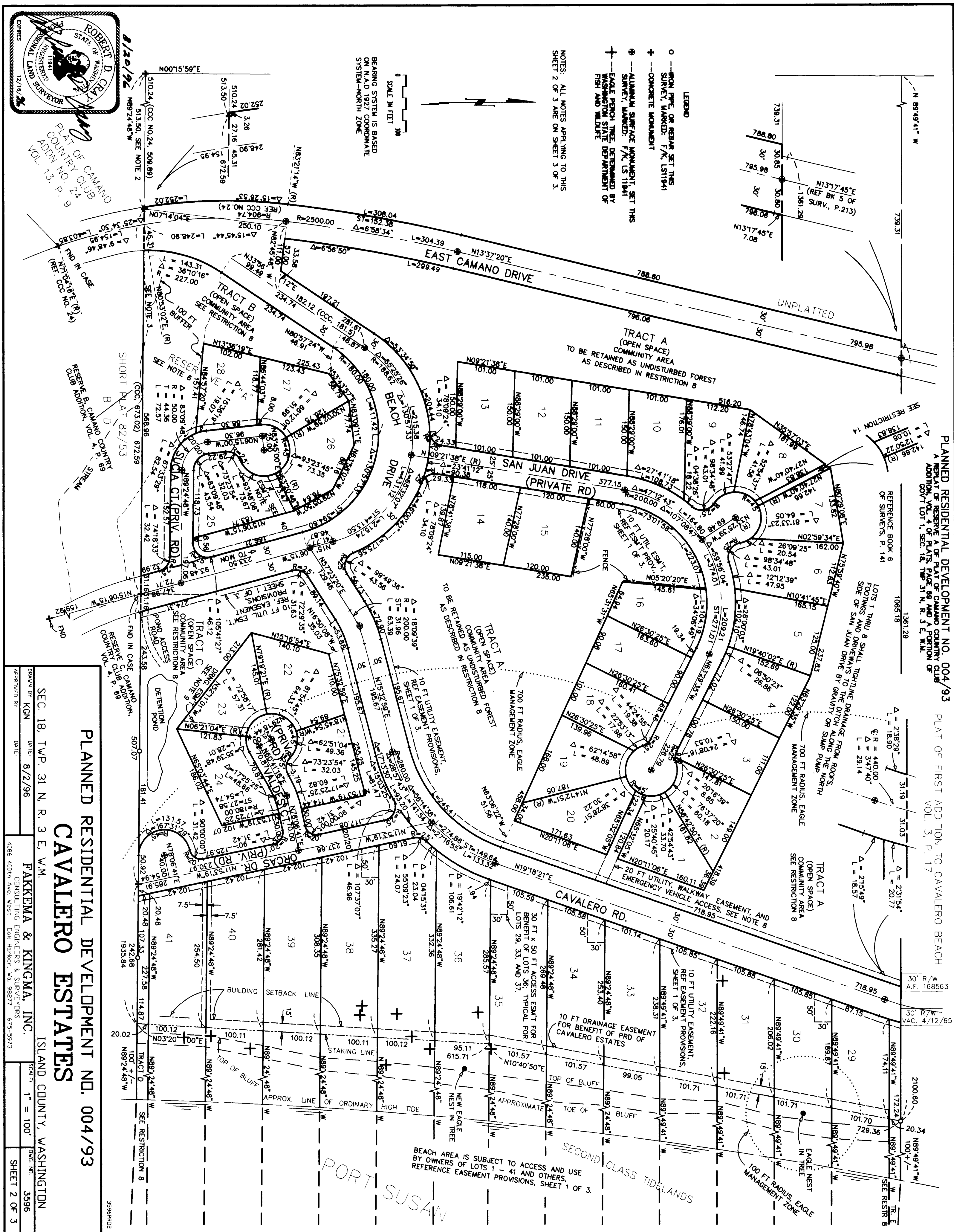
Art Hyland
Art Hyland, County Auditor
Deputy County Auditor

PLANNED RESIDENTIAL DEVELOPMENT NO. 004/93
CAVALERO ESTATES

DESIGNED BY: KGN	DATE: 8/2/96	SCALE: NO SCALE	DWG. NO: 3596
APPROVED BY: DATE:		ISLAND COUNTY, WASHINGTON	SHEET 1 OF 3

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PLANNED RESIDENTIAL DEVELOPMENT NO. 004/93
A REPLAT OF RESERVE A OF PLAT OF CAMANO COUNTRY CLUB
ADDN'G LOT 4 OF SEC. 18, TWP. 31 N., R. 3 E., W.M.
SHEET 3 OF 3

